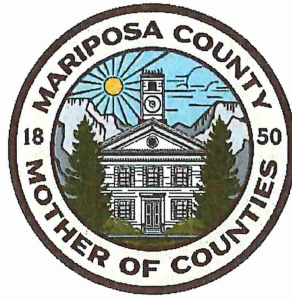


Mariposa County

Planning Department

Skip Strathearn

Senior Planner



5100 Bullion Street
PO Box 2039
Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
sstrathearn@mariposacounty.gov
www.mariposacounty.gov

March 24, 2026

Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

Project name and number: Major Design Review (MDR) No. 2023-083
Applicant's name: Hardik Mahant
Property Owner: Hardik Mahant
Property address: 5001 and 5007 County Park Road
Assessor's Parcel Numbers: 012-130-018, 013-130-028, and 012-130-026

PROJECT DESCRIPTION SUMMARY: Major Design Review Application No. 2023-083 consists of the development and operation of a short-term rental business that includes ten (10) 30'x28' prefabricated cabins on elevated platforms, a new 16-foot wide and 903.51-foot long one-way paved driveway, thirteen (13) parking spaces, signage, a 60'x75' pad that will be set aside for the development of a future 2,200 sq. ft. single-family residential dwelling, and a future lawn/recreation area for guest use, including games and events. Each cabin is 840 sq. ft. in size including a loft area and is 30 feet in height. The total square footage of the proposed cabins is 8,400 sq. ft. The 2.48-acre Project site is located at 5007 County Park Road, Mariposa, CA 95338 (APN: 012-130-018). Additional parcels involved in project implementation are APNs 013-130-028 and 012-130-026. No development is proposed on APN 012-130-026, which is approximately 13.76 acres of the total Project site and has been assigned a separate APN for tax purposes. 5001 County Park Road (0.63± acres), Mariposa, CA (APN 013-130-028) contains an existing single-family dwelling and is proposed to provide access associated with the project. The total project site acreage is 16.87± acres.

The Project site, where development will occur as part of the proposed project, is zoned General Commercial within the Design Review Overlay, and is located in the adopted Mariposa Town Planning Area land use classification. Pursuant to Chapter 17.66 of the Mariposa County Zoning Code, a Major Design Review application is required. The Project site is also located within the Mariposa Public Utility District service area.

This matter requires a public hearing and on **Friday, May 8, 2026** the Mariposa County Planning Commission will consider **Major Design Review No. 2023-083, Hadrik Mahant, Applicant.**

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, May 8, 2026** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

Action: The Planning Commission will consider the adoption of a resolution adopting a Mitigated Negative Declaration and approving the project with findings, conditions, and mitigation measures.

You are receiving this notice as required by State law and County code because (1) you own property within 300 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources, cultural resources, and tribal cultural resources, there will not be significant impacts because proposed mitigation measures will reduce these potentially significant impacts to less than significant levels. The County of Mariposa proposes to adopt a Mitigated Negative Declaration. Public review of the Initial Study will commence on March 26, 2026, and will continue until 5:00 p.m. on April 24, 2026. Those wishing to comment specifically on the Initial Study/proposed Mitigated Negative Declaration must do so before 5:00 p.m. on April 24, 2026. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration are to be submitted during the public review period to Skip Strathearn, Senior Planner, Mariposa County Planning Department, to mail to PO Box 2039 Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email planningdept@mariposacounty.gov. The proposed Mitigated Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page <https://www.mariposacounty.gov/1129/Current-Projects>. Should you require a physical copy of the proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study contact the Mariposa County Planning Department during normal business hours.

PROJECT REVIEW: Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to May 1, 2026, will be included in the staff report. Comments received after that date will be provided to the Planning Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing at: <https://www.mariposacounty.gov>

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Skip Strathearn, Senior Planner, at (209) 966-5151 or by email at planningdept@mariposacounty.gov.

You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

Sincerely,



Skip Strathearn
Senior Planner

Mailed: March 24, 2026 – Posted March 24, 2026

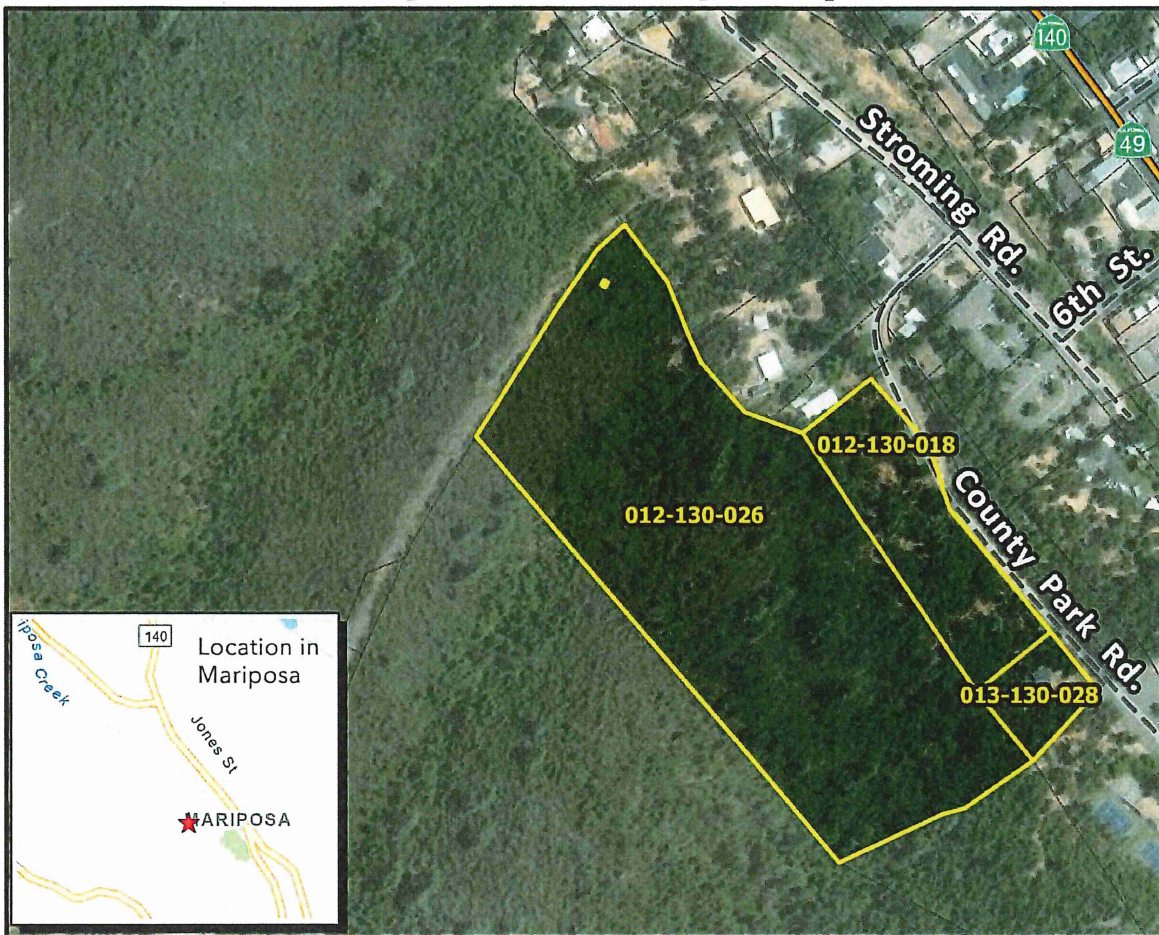
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
<https://www.mariposacounty.gov/planning>

Please leave posted until 5pm May 8, 2026

Attachments:

Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



0 50 100 Feet
1:3,600

PROJECT TYPE: DESIGN REVIEW 2023-083

APPLICANT: HARDIK MAHANT

APN: 012-130-026-000, 012-130-018-000, 013-130-028-000

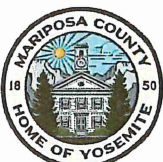
SITE ADDRESS: 5007 COUNTY PARK ROAD, MARIPOSA, CALIFORNIA 95338

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Map Date: Monday, March 23, 2026

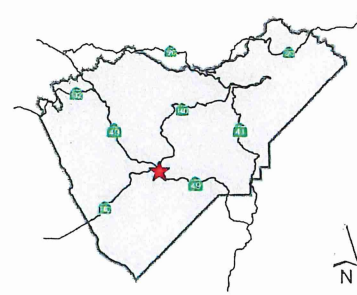
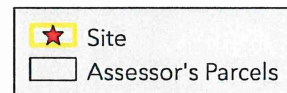
Data Source: Mariposa County Planning Department GIS; Assessor's Parcel Map Update: 3/22/2026

Map Credit: BEN OGREN, Sr. GIS Specialist



Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151
planningdept@mariposacounty.gov
<http://www.mariposacounty.org/planning>

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.



Location in Mariposa County

S:\Admin\Projects\2023\83_Vicinity Maps\2023-083 Vicinity Map\2023-083 Vicinity Map Update.aprx

